



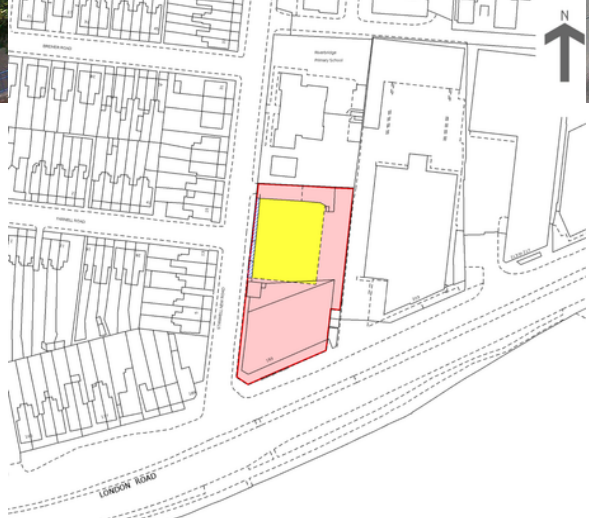
HENSALL & PARTNERS

REAL ESTATE ADVISORS



193-211 London Road, Staines-upon-Thames TW18 4HR

**FREEHOLD SITE FOR SALE
PLANNING GRANTED FOR SELF-STORAGE SCHEME (42,000 SQFT)**



Existing Site

- **Freehold Site Area:** 0.63 acres (27,443sqft)
- **Current Configuration:** The site comprises a detached trade counter/showroom unit with a large front yard
- **Existing Accommodation:** 14,283sqft (NIA)
- **Income:** The property is currently generating £87,500pax via two short-term lease agreements (further details overhead)
- **Land Registry Title:** SY459827

Planning Permission (Self-Storage Scheme)

- **Planning Consent Granted:** Approved by Spelthorne Borough Council on 19th September 2024
- **Reference:** 23/01524/FUL
- **Consent Description:** 'Permission granted for the demolition of the existing vacant trade counter and storage/industrial unit, and the construction of a new steel portal frame structure featuring insulated metal-clad facades and brickwork plinth'
- **42,000sqft** of storage space across three floors
- **14,000sqft GIA** with **8.1m eaves** to underside haunch
- **14** designated **parking spaces**

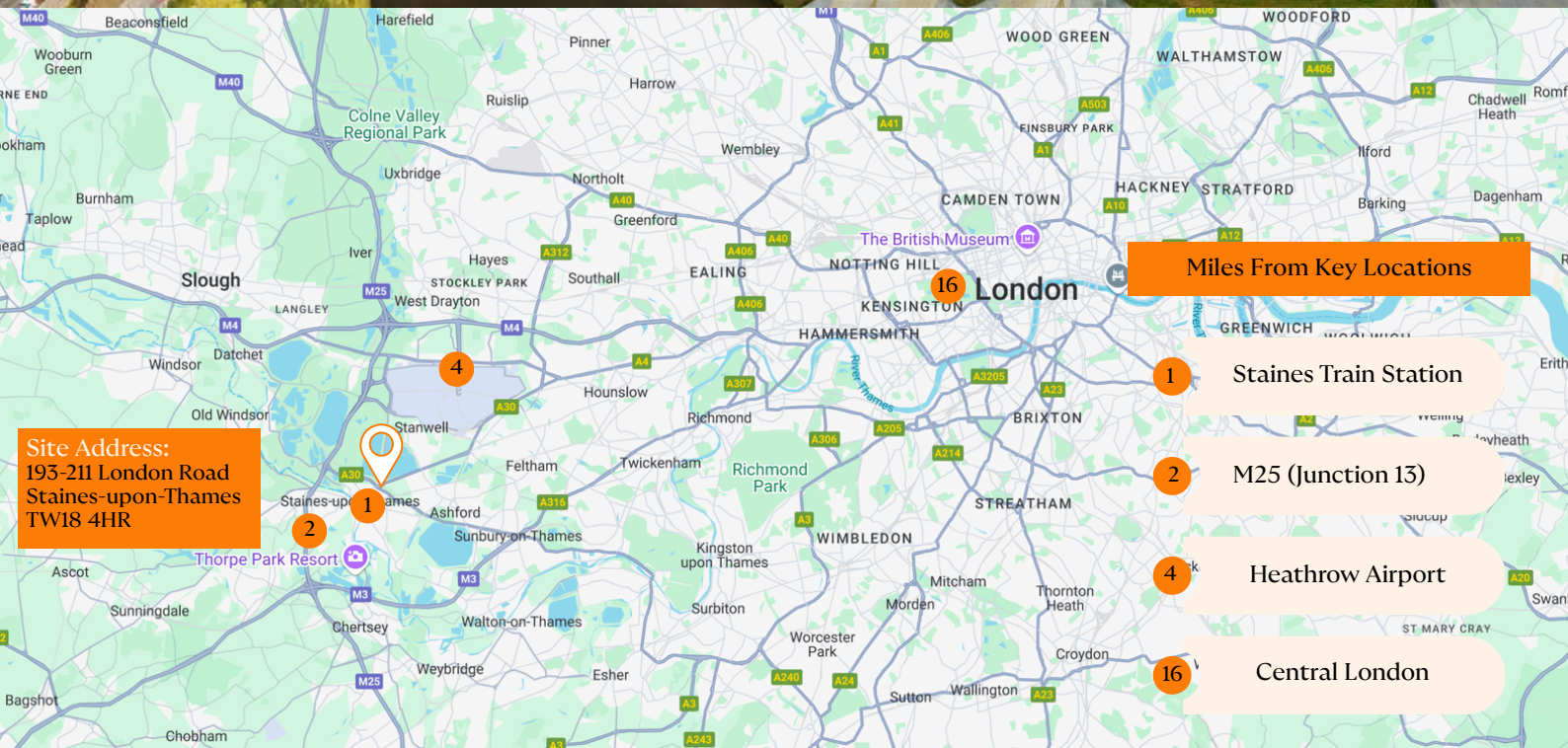


Staines -Upon Thames

Ideally positioned on **London Road (A30)**, this site offers outstanding accessibility, with **direct links to the M25** just two miles to the east - providing **access to Central London** and **national motorway network**.

Heathrow Airport is conveniently located only four miles away, with Terminal 4 a short drive via the A30.

Public transport connections are equally strong, with **Staines train station** less than a mile from the site, offering regular **National Rail services to London** and surrounding areas.



Site Address:
193-211 London Road
Staines-upon-Thames
TW18 4HR

Tenancies

The entire site is fully let under **two separate lease agreements** (both **outside** the Landlord & Tenant Act 1954):

1. Warehouse Unit

- Tenant - Car Dealership
- Rent - £45,000pax
- Term - Expiry 01/02/26

2. Yard Area

- Tenant - Ford Motor Company
- Rent - £42,500pax
- Term - Expiry 26/01/26

Both leases subject to **3-month notice periods**.

Terms

Guide Price: Offers in excess of £3,950,000 (Reflecting approx £94psf on the consented 42,000sqft self-storage scheme)

Tenure: Freehold interest for sale, offered with the benefit of:

- Existing short-term income
- Planning consent for redevelopment
- Flexible VP potential via notice

Agency: Henshall & Partners are appointed as joint selling agents alongside Telsar.

Indicative CGI of consented scheme



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